

Notice of Application



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Project Name: INNESWOOD MULTI-FAMILY

Application: May 25, 2016

Application Complete: May 31, 2016

Notice of Application: June 8, 2016

Notice of Application Public Comment Period:

June 8 – 21, 2016

(See Public Comment below for more information)

PROJECT INFORMATION

File Number(s): SDP16-00006

Project Description: Construction of 2 multi-family buildings on 3 parcels for a total of 93 units. Two parcels will contain one building each and the third parcel is a 2.4 acre tree protection tract. Resident parking will be in a two-level garage and on-street visitor parking is provided. Frontage improvements to be provided include a City planned roundabout at the intersection of Newport Way NW and NW Juniper St. (See Attachment A, Site Plan)

Project Location: 798 NW Juniper St., 843 and 905 Newport Way NW (See Vicinity Map on back of this notice)

Size of Subject Area in Acres: 4.09 **Sq. Ft.:** 178,309

Applicant: Cliff Williams Phone: 206-714-7161; Email: cliff@sitedme.com

Decision Maker: Development Commission - Level 3 process

Required City Permits: Site Development Permit and SEPA

Required City Permits, Not Part of this Application: Building Permit, Site Work Permit, Landscape Permit

Required Studies: Technical Information Report (TIR), Critical Areas Report, Traffic Impact Analysis, Tree Inventory

REGULATORY INFORMATION

Zoning: MUR – Mixed Use Residential

Comprehensive Plan Designation: Multi-family Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: **Central Issaquah Development & Design Standards, Central Issaquah Plan, Comprehensive Plan** (Online at: issaquahwa.gov/codes_and_plans))

PUBLIC COMMENT

The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

SEPA: Washington State Environmental Policy Act

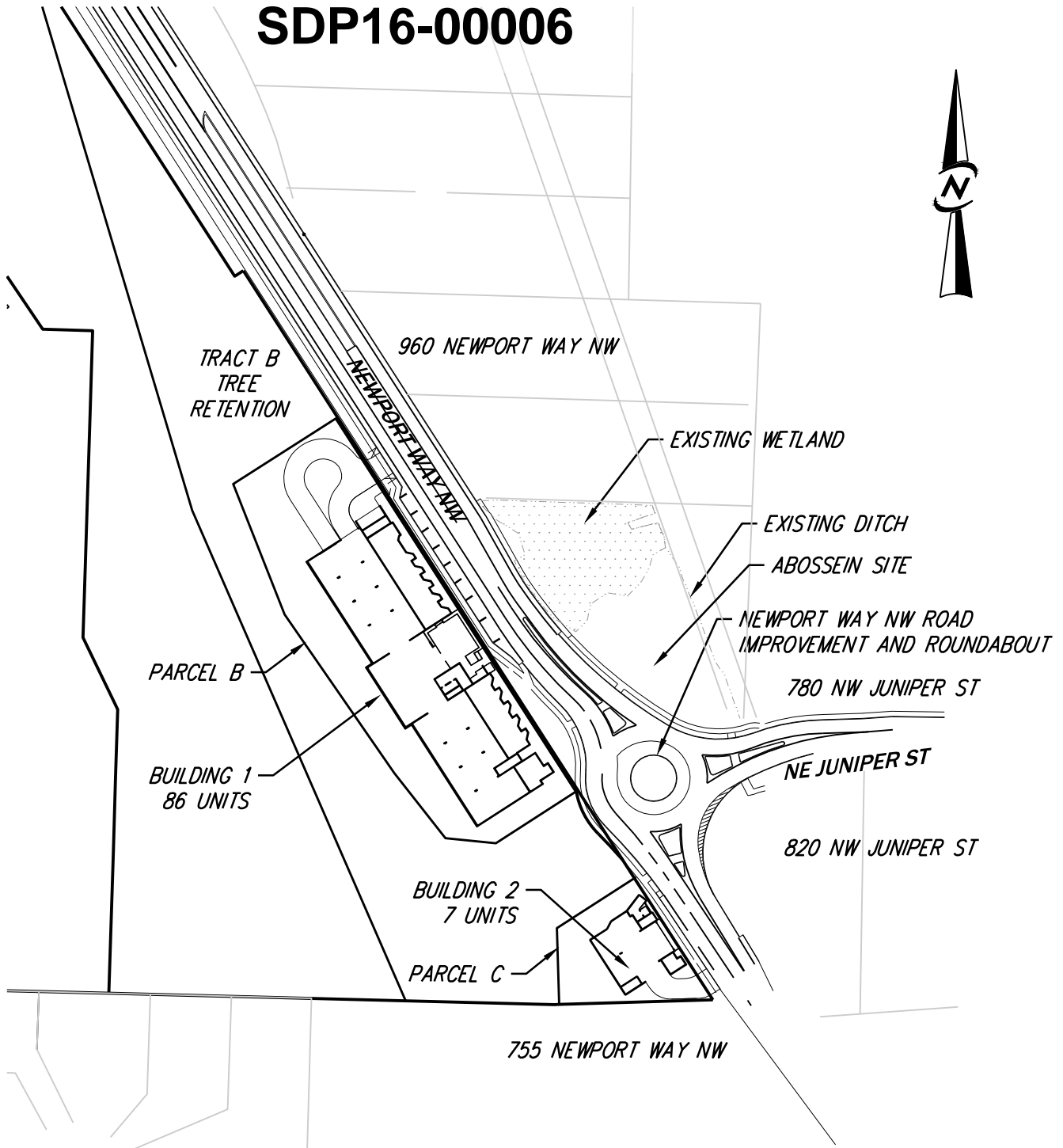
CITY CONTACT INFORMATION

Project Planner: Amy Tarce, Senior Planner
Phone Number: 425-837-3097
E-Mail: amyt@issaquahwa.gov

Development Services Department:
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov

INNESWOOD APARTMENTS

SDP16-00006



PROJECT DESCRIPTION:

The proposed development is located in the eastern portion of the Inneswood Estates Short Plat fronting Newport Way NW. The portion of the property being developed consists of Tract B (containing steep slope critical areas and tree retention) and Parcels B and C. The development involves constructing two apartment buildings that will be located to minimize disturbance to steep slopes and their buffers. One larger main building of 86 units will be constructed on Parcel B and a 7 unit building will be constructed on Parcel C. The project also includes the development of the Abossein property located on the east side of Newport Way NW for both storm water control and a park.